

Summary of Redevelopment Overlay District (ROD)

Purpose: To provide locations for mixed use development and redevelopment of commercial, office and residential uses which are pedestrian-oriented and developed at a community or regional activity center density.

Permitted Uses

ROD allows a mixture of uses, singly or in combination, including

- ◆ Commercial retail
- ◆ Restaurants
- ◆ Professional Offices
- ◆ Hotels
- ◆ Medical and dental laboratories Condominiums
- ◆ Multi-family dwelling units
- ◆ Single-family detached and attached dwellings
- ◆ Nursing homes
- ◆ Child care

Application

- ◆ Minimum 5 acre tract zoned LRO, LRC, O&I, CRC, RMR, OMR, RHR, OHR, NS, PSC, TS or GC
- ◆ Streamlined review process based on Concept Plan

Development Standards

- ◆ Flexible lot size, setback, and building height pursuant to approved Concept Plan

Density

- ◆ Community Activity Center – Maximum 1.75 FAR (not including floodplain)
- ◆ 12-24 Dwellings per acre (earn 10 points from performance standards)

Performance Standards

(earn 10 points to increase density from 18 to 24 units/acre)

- ◆ 2 points - Building oriented to street
- ◆ 2 points - Consistent and contiguous building edge along public sidewalk
- ◆ 3 points - Parking in structured deck with architectural façade, or on-street parking
- ◆ 3 points – Mixed use with residential component that is 85% owner-occupied units (25% may be rental if 10% are affordable)
- ◆ 2 points - Public plaza integrally connected to pedestrian zones
- ◆ 3 points - Public plaza with a gathering space
- ◆ 3 points - Public plaza integrally connected with public transit stop

Other Requirements

- ◆ Shared Parking – 20% - 30% reduction
- ◆ Cobb County Urban Design Standards apply